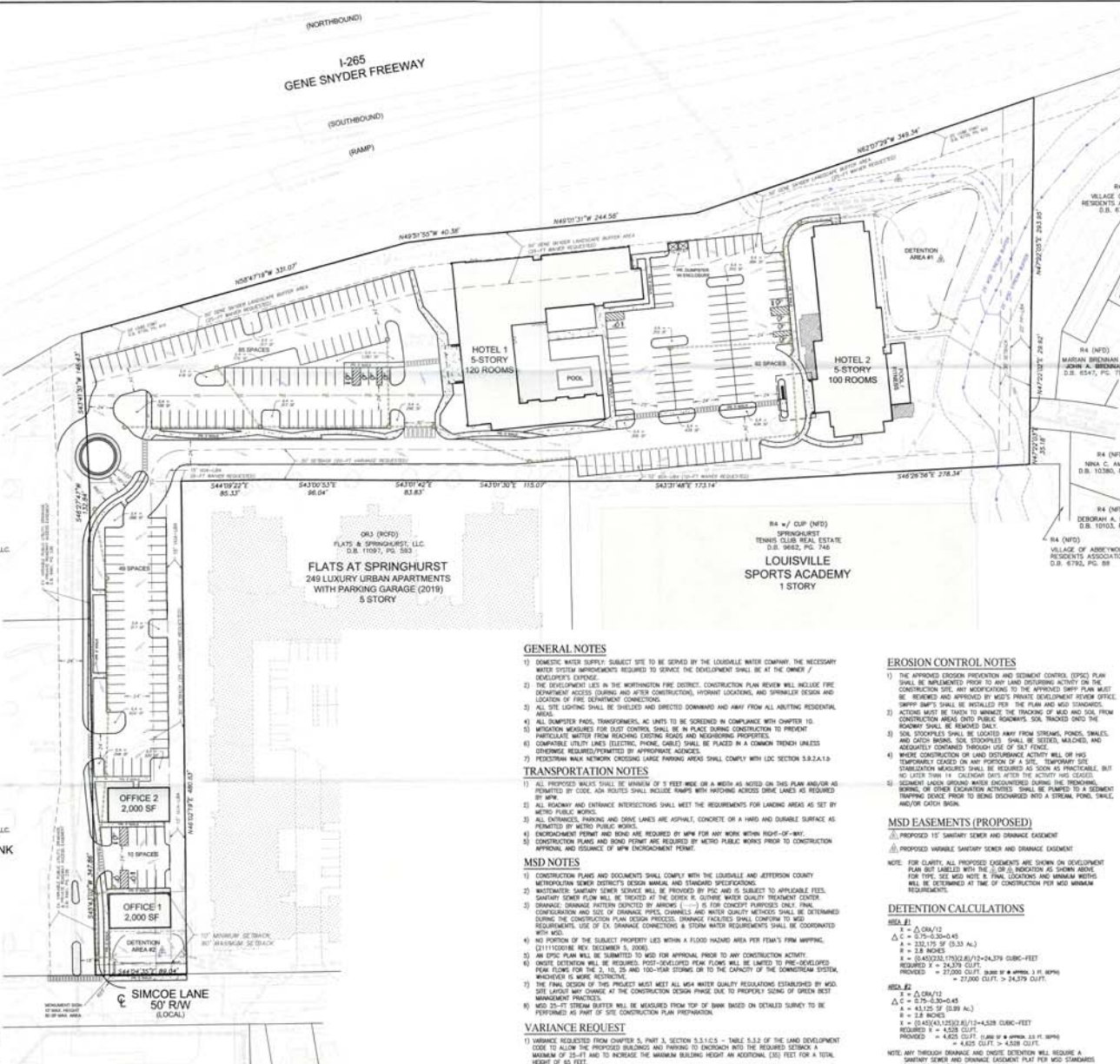


LEGEND

- DL 100
- DL 200
- DL 300
- DL 400
- DL 500
- DL 600
- DL 700
- DL 800
- DL 900
- DL 1000
- DL 1100
- DL 1200
- DL 1300
- DL 1400
- DL 1500
- DL 1600
- DL 1700
- DL 1800
- DL 1900
- DL 2000
- DL 2100
- DL 2200
- DL 2300
- DL 2400
- DL 2500
- DL 2600
- DL 2700
- DL 2800
- DL 2900
- DL 3000
- DL 3100
- DL 3200
- DL 3300
- DL 3400
- DL 3500
- DL 3600
- DL 3700
- DL 3800
- DL 3900
- DL 4000
- DL 4100
- DL 4200
- DL 4300
- DL 4400
- DL 4500
- DL 4600
- DL 4700
- DL 4800
- DL 4900
- DL 5000
- DL 5100
- DL 5200
- DL 5300
- DL 5400
- DL 5500
- DL 5600
- DL 5700
- DL 5800
- DL 5900
- DL 6000
- DL 6100
- DL 6200
- DL 6300
- DL 6400
- DL 6500
- DL 6600
- DL 6700
- DL 6800
- DL 6900
- DL 7000
- DL 7100
- DL 7200
- DL 7300
- DL 7400
- DL 7500
- DL 7600
- DL 7700
- DL 7800
- DL 7900
- DL 8000
- DL 8100
- DL 8200
- DL 8300
- DL 8400
- DL 8500
- DL 8600
- DL 8700
- DL 8800
- DL 8900
- DL 9000
- DL 9100
- DL 9200
- DL 9300
- DL 9400
- DL 9500
- DL 9600
- DL 9700
- DL 9800
- DL 9900
- DL 10000



OWNER
 THE MALCOLM BRYANT CORPORATION
 920 FREDERICK STREET
 WRENDSBORO, KY 40390
 PHONE: (270) 826-1103

SITE DATA
 TRACT 1
 4209 SIMCOE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 829
 TRACT 2
 4209 SIMCOE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 829
 TRACT 3
 4209 SIMCOE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 829
 TRACT 4
 4209 SIMCOE LANE
 LOUISVILLE, KY 40214
 D.B. 9522, PG. 829

PARKING SUMMARY
 OFFICE AREA (4,000 SF - MEDICAL/GENERAL)
 MINIMUM PARKING REQUIRED (1 SPACES/100 SF) 40 SPACES
 MAXIMUM PARKING PROVIDED (1 SPACES/100 SF) 40 SPACES
 HOTEL AREA (220 ROOMS)
 MINIMUM PARKING REQUIRED (1 SPACES/100 SF) 220 SPACES
 MAXIMUM PARKING PROVIDED (1.0 SPACES/100 SF) 220 SPACES
 TOTAL MINIMUM PARKING REQUIRED 260 SPACES
 TOTAL MAXIMUM PARKING PROVIDED 260 SPACES
 TOTAL PARKING PROVIDED 260 SPACES (INCLUDING 128 SPACES PROVIDED NEARBY AT EACH HOTEL)

LANDSCAPE DATA
 VENUE USE AREA (V.U.A.) 100,379 SF
 INTERIOR LANDSCAPE AREA (I.L.A.) REQUIRED (MIN.) 7,551 SF
 INTERIOR LANDSCAPE AREA (I.L.A.) PROVIDED 7,374 SF

GENERAL NOTES

- DOMESTIC WATER SUPPLY: SUBJECT SITE TO BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVE THE DEVELOPMENT SHALL BE AT THE OWNER'S / DEVELOPER'S CHARGE.
- THE DEVELOPMENT LIES IN THE NORTHWEST FIRE DISTRICT. CONSTRUCTION PLAN REVIEW WILL INCLUDE FIRE DEPARTMENT ACCESS, STAIRING AND OTHER CONSTRUCTIONS, FIREWATER LOCATIONS, AND SPRINKLER DESIGN AND LOCATION OF FIRE DEPARTMENT CONNECTIONS.
- ALL SITE LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ALL ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE PANELS, TRANSPARENTS, AS WELL AS ALL SIGNS SHALL BE SCREENED IN COMPLIANCE WITH CHAPTER 10.
- MITIGATION MEASURES FOR OILY CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT PARTICULATE MATTER FROM REACHING ADJACENT AREAS AND NEIGHBORING PROPERTIES.
- COMPARABLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED/PERMITTED BY APPLICABLE AGENCIES.
- TELEPHONE WALK NETWORK CROSSING LARGE PARKING AREAS SHALL COMPLY WITH LDC SECTION 5.9.2A.1.9.

TRANSPORTATION NOTES

- ALL PROPOSED WALKWAYS SHALL BE MINIMUM 5 FEET WIDE OR A WIDTH AS NOTED ON THE PLAN AND AS PERMITTED BY CODE. ADA ROUTES SHALL INCLUDE TRAMPS WITH IMPROVED ACCESS DRINK LINES AS REQUIRED BY LAW.
- ALL SIGNAGE AND INTERSECTION INTERFERENCE SHALL MEET THE REQUIREMENTS FOR PARKING AREAS SET BY METRO PUBLIC WORKS.
- ALL BUSINESS PARKING AND DRIVE LINES ARE ASPHALT, CONCRETE OR A HARD AND DURABLE SURFACE AS PERMITTED BY METRO PUBLIC WORKS.
- ENCROACHMENT PERMITS AND SIGNS ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSUANCE OF NEW ENCROACHMENT PERMIT.

MSD NOTES

- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH THE LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
- WASTEWATER SANITARY SEWER SERVICE WILL BE PROVIDED BY PSC AND IS SUBJECT TO APPLICABLE FEES. SANITARY TOWER FLOWS WILL BE DETERMINED BY THE DESIGNER'S, CURRENT WATER QUALITY TREATMENT CAPACITY, DRAINAGE PATTERN IDENTIFIED BY METRO (---) OR FOR CONCEPT PURPOSES ONLY. FINAL CONSTRUCTION AND SIZE OF DRAINAGE TRINCHES, CHANNELS AND WATER QUALITY MEASURES SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSO REQUIREMENTS. USE OF CO. DRAINAGE CONNECTIONS & STORM WATER REQUIREMENTS SHALL BE COORDINATED WITH MSO.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING, (D11) (SCORING REV. DECEMBER 3, 2006).
- NO SPECIAL PERMITS WILL BE SUBMITTED TO MSO FOR APPROVAL PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ONSET DETENTION WILL BE REQUIRED. POST-DEVELOPED FLOW PEAKS WILL BE LIMITED TO PRE-DEVELOPED FLOW PEAKS FOR THE 2, 10, 25 AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DRAINAGE SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSO WATER QUALITY REGULATIONS ESTABLISHED BY MSO. SITE LARGELY WILL CHANGE AT THE CONSTRUCTION DESIGN PHASE DUE TO PROPERLY SIZED OF GREEN BEST MANAGEMENT PRACTICES.
- MSO 20-FT STREAM BUFFER WILL BE MEASURED FROM TOP OF BANK BASED ON DETAIL SURVEY TO BE FURNISHED AS PART OF SITE CONSTRUCTION PLAN PREPARATION.

VARIANCE REQUEST

1) VARIANCE REQUEST FROM CHAPTER 5, PART 3, SECTION 5.3.1.1.C.5 - TABLE 5.3.1.1.D OF THE LAND DEVELOPMENT CODE TO ALLOW THE PROPOSED BUILDINGS AND PARKING TO ENDOURCH INTO THE REQUIRED SETBACK A MAXIMUM OF 25.0 FT AND TO INCREASE THE MAXIMUM BUILDING HEIGHT AN ADDITIONAL (25) FEET FOR A TOTAL HEIGHT OF 65 FEET.

WAIVER REQUEST

1) WAIVER REQUESTED FROM CHAPTER 10, PART 3, SECTION 10.3.3 - TABLE 10.3.3 OF THE LAND DEVELOPMENT CODE TO REDUCE BY TWENTY (20) FEET THE REQUIRED FIFTY (50) FEET FROM STREAM LANDSCAPE BUFFER ALONG A PORTION OF INSURGENT FRONTAGE.
 2) WAIVER REQUESTED FROM CHAPTER 10, PART 3, SECTION 10.3.10 - TABLE 10.3.10 OF THE LAND DEVELOPMENT CODE TO REDUCE BY A MAXIMUM OF TEN (10) FEET THE REQUIRED FIFTEEN (15) FEET VEHICLE SIDE AREA LANDSCAPE BUFFER ALONG A PORTION OF THE ADJACENT R-4 ZONED/LOUISVILLE SPORTS ACADEMY PROPERTY.

EROSION CONTROL NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED SHEET PLAN MUST BE REVIEWED AND APPROVED BY METRO PUBLIC DEVELOPMENT REVIEW OFFICE. SHEET MAPS SHALL BE INSTALLED PER THE PLAN AND MSO STANDARDS.
- ACTING MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKS ON/OFF THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. SOIL STOCKPILES SHALL BE STORED, MAINTAINED, AND ADEQUATELY COVERED THROUGHOUT THE USE OF SOIL PILES.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL BE LONG TERM (MORE THAN 14 CALENDAR DAYS) AFTER THE ACTIVITY HAS CEASED, STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEEDMENT LINES SHOULD BE MAINTAINED DURING THE PREPARATION, BURNING, OR OTHER EXCAVATION ACTIVITIES. SHALL BE MAINTAINED TO A STABLE TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, AND/OR CATCH BASIN.

MSD EASEMENTS (PROPOSED)

PROPOSED 15' SANITARY SEWER AND DRAINAGE EASEMENT
 PROPOSED VARIABLE SANITARY SEWER AND DRAINAGE EASEMENT
 NOTE: FOR CLARITY, ALL PROPOSED EASEMENTS ARE SHOWN ON DEVELOPMENT PLAN BUT LABELLED WITH THE "L" OR "D" INDICATION AS SHOWN ABOVE FOR TYPE, SIZE AND NOTE #. FINAL LOCATIONS AND MINIMUM WIDTHS WILL BE DETERMINED AT THE CONSTRUCTION PER MSO MINIMUM REQUIREMENTS.

DETENTION CALCULATIONS

MSD #1

$$V = \frac{A \cdot \Delta H}{12}$$

$$\Delta C = 0.75 - 0.30 - 0.45$$

$$A = 45,125 \text{ SF (20.91 A)} = 2.8 \text{ INCHES}$$

$$V = (0.45)(45,125)(2.8) / 12 = 4,528 \text{ CU-FEET}$$
 REQUIRED $V = 24,379 \text{ CU-FEET}$
 PROVIDED $V = 27,202 \text{ CU-FEET} > 24,379 \text{ CU-FEET}$
MSD #2

$$V = \frac{A \cdot \Delta H}{12}$$

$$\Delta C = 0.75 - 0.30 - 0.45$$

$$A = 45,125 \text{ SF (20.91 A)} = 2.8 \text{ INCHES}$$

$$V = (0.45)(45,125)(2.8) / 12 = 4,528 \text{ CU-FEET}$$
 REQUIRED $V = 4,528 \text{ CU-FEET}$
 PROVIDED $V = 4,528 \text{ CU-FEET} > 4,528 \text{ CU-FEET}$
 NOTE: ANY THROUGH DRAINAGE AND FLOW DETENTION SHALL REQUIRE A SANITARY SEWER AND DRAINAGE EQUIPMENT PLAN PER MSO STANDARDS PRIOR TO CONSTRUCTION PLAN APPROVAL.

IMPERVIOUS AREA

PRE 28,121 SF
 POST 238,110 SF

UTILITY NOTE:

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL VERIFY ACCURACY BY USING THE CITY OF LOUISVILLE'S UTILITY RECORDS. IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT, THIS WORKING WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATER). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

Revision	Date	Description	Drawn by
2	5/6/19	AGENCY COMMENTS (2ND REVIEW)	JAC
1	4/22/19	AGENCY COMMENTS (1ST REVIEW)	JAC

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REVISED GENERAL/DETAILED DISTRICT DEVELOPMENT PLAN FOR SPRINGHURST HOTELS LOUISVILLE, KENTUCKY

RECEIVED
 MAY 06 2019
 PLANNING & DESIGN SERVICES

JOB NO: 19022
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: N/A
 DESIGNED BY: JAC
 DETAILED BY: JAC
 CHECKED BY: SHM
 DATE: MARCH 28, 2019

C04

[CASE# 19DEVPLAN1080] RELATED CASE# 16DEVPLAN1071 & 15835 WW# 10040